

**Community
Redevelopment
Agency Annual Report**

Groveland

City with Natural Charm



2020 - 2021 CRA ACTIVITIES

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2021 CRA Activities Report Summary

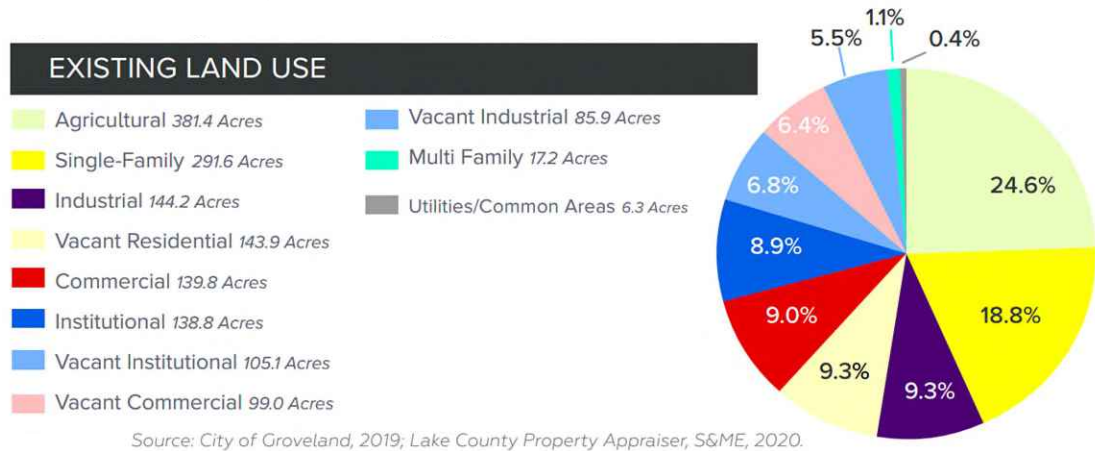
This report summarizes the activities, progress, and financial position of the Groveland Community Redevelopment Agency for the fiscal year ending September 30, 2021, in accordance with requirements of section 163.356 (c), Florida Statutes. Attached as a supplement to this report is a condensed report form, as recommended by the Florida Redevelopment Association.

The Groveland Community Redevelopment Area

The Groveland Community Redevelopment Area (CRA) was established by Ordinance 2002-05-15 in 2002 by the Groveland City Council to address blight conditions that were identified present within the City. The Community Redevelopment Agency utilizes a tax-increment funding mechanism to fund infrastructure improvements and redevelopment programming within the Community Redevelopment Area. The maximum operational timeframe for the Groveland Community Redevelopment Agency is 2043.

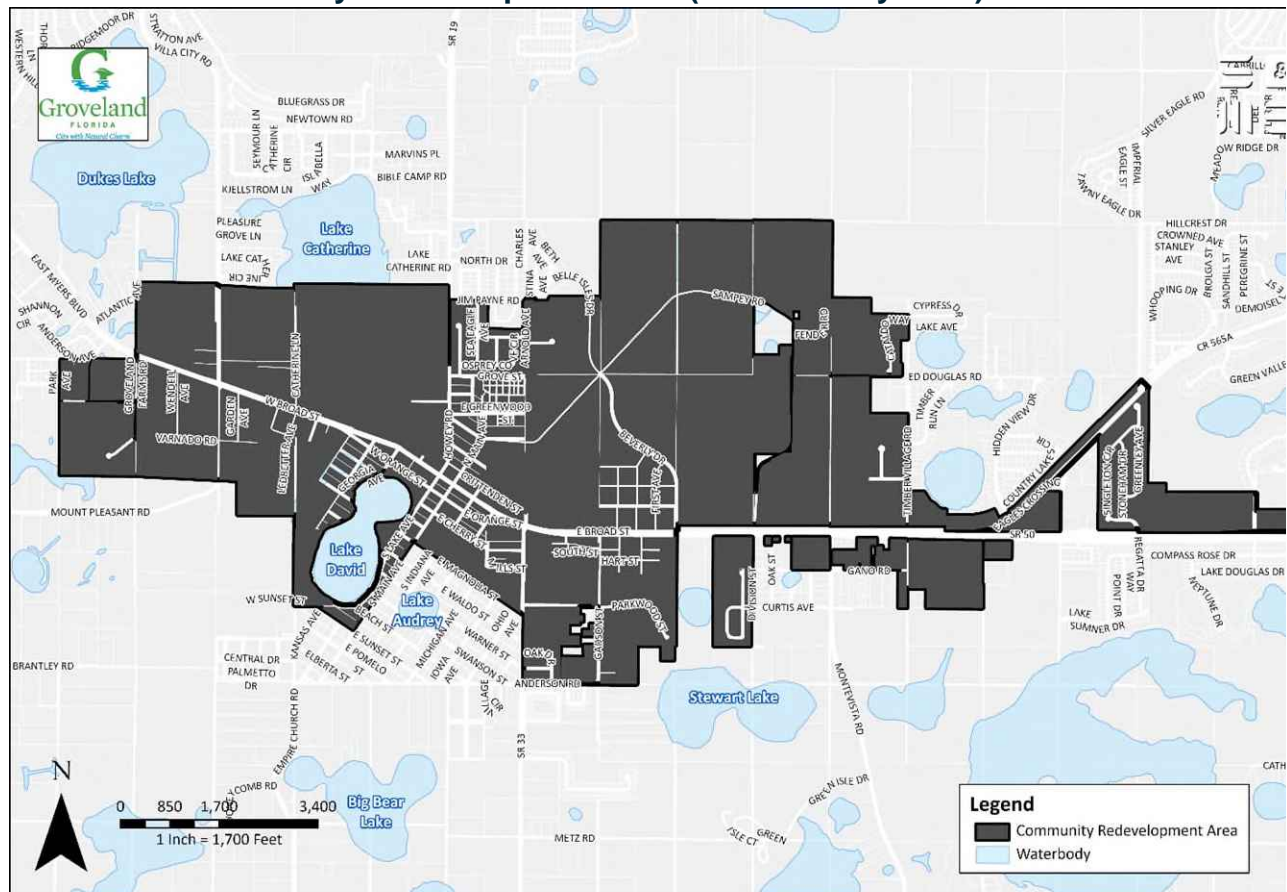
The Community Redevelopment Area is approximately 1,548.64 acres in area, per the July 2021 boundaries update. The boundary generally runs from the western City limits to Green Valley Golf Course in the east, with the land just north of the City's sewage plant on Sampey Road as the northern boundary, Anderson Road near Groveland Elementary as the southern boundary. Approximately 25% (381.4 acres) of the CRA area is classified as Agricultural land, followed by approximately 19% of land as Single-Family residential (291.6 acres). Table #1 show the distribution of existing uses within the Groveland Community Redevelopment Area.

Table 1: Existing Land Uses



The City of Groveland has recently updated the Land Development regulations that affect downtown Groveland and the Community Redevelopment Area. These updates encourage increased residential density, non-residential intensity and taller buildings to be developed in appropriate areas of downtown Groveland and the community redevelopment area.

Groveland Community Redevelopment Area (Revised July 2021)



The Groveland Community Redevelopment Agency

City of Groveland Ordinance 2002-05-15 also established the Community Redevelopment Agency Board and authorized its membership to administer redevelopment activities within the Groveland Community Redevelopment Area. The seven (7) member Groveland Community Redevelopment Agency Governing Board consists of the five (5) members of the Groveland City Council and two (2) at-large members who either reside or are engaged in business within the Community Redevelopment Area. The Groveland City Council selects the at-large members of the CRA Governing Board from applications submitted to City. The Groveland Community Redevelopment Agency Governing Board added an ex-officio member to the Board representing the Lake County Board of County Commissioners, Lake County District 1-Commissioner Doug Shields.

The members who have served on the Groveland Community Redevelopment Agency Governing Board during the period of 10/01/2020 through 09/30/2021 are listed below along with the period they served on the Governing Board.

GROVELAND CRA BOARD 10/1/2020 - 12/7/2020

BOARD CHAIR Evelyn Wilson
BOARD VICE CHAIR Mike Radzik
BOARD MEMBER Dina Sweatt
BOARD MEMBER Randolph Waite
BOARD MEMBER Mike Smith
AT-LARGE BOARD MEMBER Briggett Brannon
AT-LARGE BOARD MEMBER (VACANT)

GROVELAND CRA BOARD 12/7/2020 – 1/24/2021

BOARD CHAIR Evelyn Wilson
BOARD MEMBER Mike Radzik
BOARD MEMBER Barbara Gaines
BOARD MEMBER Randolph Waite
BOARD VICE CHAIR Mike Smith
AT-LARGE BOARD MEMBER Briggett Brannon
AT-LARGE BOARD MEMBER (VACANT)

GROVELAND CRA BOARD 1/25/2021 - 9/30/2021

BOARD CHAIR Evelyn Wilson
BOARD MEMBER Mike Radzik
BOARD MEMBER Barbara Gaines
BOARD MEMBER Randolph Waite
BOARD VICE CHAIR Mike Smith
AT-LARGE BOARD MEMBER Briggett Brannon
AT-LARGE BOARD MEMBER Dina Sweatt

GROVELAND CRA BOARD 3/8/2021 - 9/30/2021

BOARD CHAIR Evelyn Wilson

BOARD MEMBER Mike Radzik

BOARD MEMBER Barbara Gaines

BOARD MEMBER Randolph Waite

BOARD VICE CHAIR Mike Smith

AT-LARGE BOARD MEMBER Briggett Brannon

AT-LARGE BOARD MEMBER Dina Sweatt

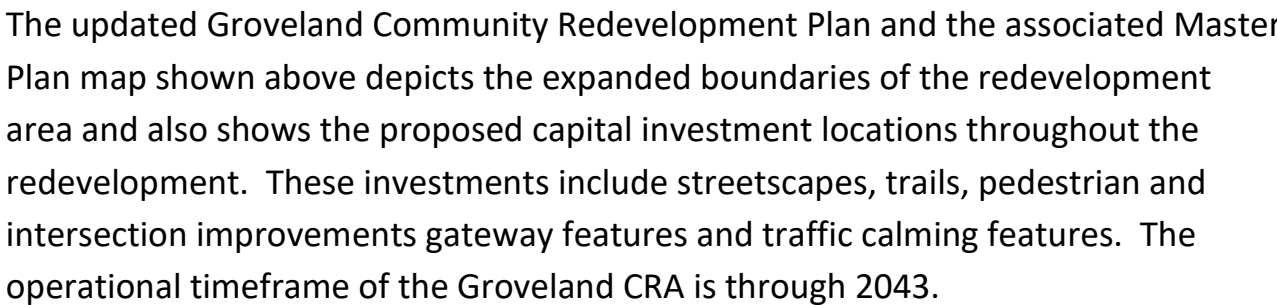
EX-OFFICIO BOARD MEMBER Doug Shields

Primary Objectives of the Groveland Community Redevelopment Agency

The City of Groveland's Community Redevelopment Plan was updated in July 2021 to revise the community redevelopment objectives to meet the Redevelopment Area's current needs, reflect the expanded CRA boundaries, affirm the CRA's objectives and to provide a holistic planning framework that can accommodate the Community Redevelopment Agency's goals for the redevelopment area and the City's long term growth management goals for the City.



The City of Groveland's 2021 Community Redevelopment Plan Update identifies projects and programming to address conditions of **slum** and **blight** and also identifies projects and programming to stimulate, support and encourage private sector investment and redevelopment in the Community Redevelopment Area.



Action Item 1: Activate Opportunity Sites (attract development)

Action Item 2: Infrastructure Improvements (support activity in Downtown)

Action Item 3: Business Recruitment and Retention (economic development)

Action Item 4: Reinforce Connections (themes/wayfinding streetscape)

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The City of Groveland's 2021 Community Redevelopment Plan Update identified several targeted areas for redevelopment and active marketing by the Community Redevelopment Agency. These sites were selected based on their locations, size, proximity to downtown and ownership.



The above map shows the targeted areas for development and redevelopment within the Groveland Community Redevelopment Area. The redevelopment of the targeted Opportunity sites are medium (6-10 years) to long-term (10+ years).

The City of Groveland's 2021 Community Redevelopment Plan Update also identified short-term (0-5 years) Infill development Opportunity Sites. These sites are located in the developed portion of downtown.



Community Redevelopment Activities and Accomplishments

The following Community Redevelopment Agency activities and accomplishments were initiated or completed during FY 20/21.

Economic Development Incentives

The Groveland CRA provided economic development incentives for qualifying businesses located within the CRA. During the reporting period the CRA provided economic development incentives to several local businesses. Economic development incentives include façade grants, neighborhood improvement grants, and anchor tenant grants.

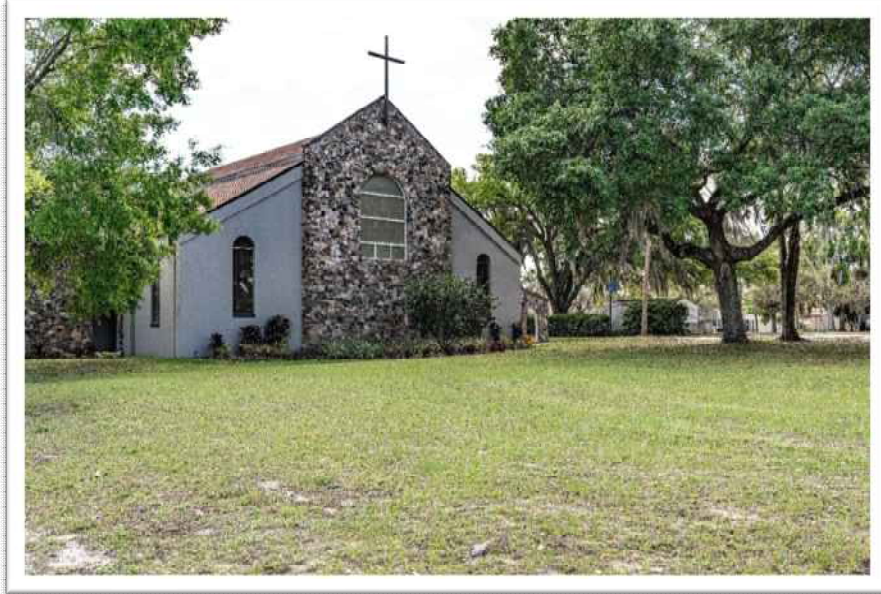
Façade Grant Improvement Program Modification

In September 2021, the CRA Board approved to revise the façade grant program to expedite the application process, provide more transparency, and promote the City's branding tagline, "City with Natural Charm". A deadline of 45 days prior to the applications presentation at the CRA board meeting was established to allow time for permitting, coding, and other processes to be completed before the meeting. To increase transparency, grant program information is to be made widely available on a variety of platforms and physical places. The grant program was further enhanced to communicate targeted areas of the CRA and identify project elements that promote, "City with Natural Charm", including the placement of City logos at the exterior of businesses.

First Baptist Church – Façade Improvement Grant

The Groveland CRA provided \$20,000 in a façade matching grant to the First Baptist Church (137 East Cherry Street) to facilitate site improvements. The improvements funded by the grant include building washing, re-painting, and landscaping and irrigation enhancements. The First Baptist Church made over \$200,000 worth of improvements and repairs to church buildings and property surrounding the buildings. The First Baptist Church is one of the most visible and oldest landmarks (100+ years) within the heart of the Groveland Community Redevelopment Area.

The First Baptist Church is located on the block between the City Hall and the new Butcher Block Kitchen Restaurant just west of Broad Street.



First Baptist Church



First Baptist Church

Chefin' It Up Pizza Cafe – Neighborhood Improvement Grant



Chefin' It Up's Outdoor Dining Area

In the previous fiscal year, (2019 – 2020), the Groveland CRA provided funding to support the site improvements at Chefin' It Up Pizza Café to support the pilot addition of outdoor dining in response to the COVID19 pandemic. The Groveland CRA provided further support in this fiscal year (2020 – 2021) in the form of a neighborhood improvement grant for the purpose of expanding and

stabilizing the outdoor dining area option for the community.

The Butcher Block Kitchen Restaurant – Anchor Tenant Grant

In May 2021, the Groveland CRA approved \$50,000 as an Anchor Tenant Grant to J&K Noles, Inc. to facilitate the opening of the Butcher Block Restaurant in former James Bar-B-Q facility located at 262 West Orange Street. The Butcher Block is the first full-service restaurant in the area and will operate within



Patio dining area improvements at the Butcher Block Kitchen

an iconic location, thereby creating a special destination within the CRA. The approved grant funded the rehabilitation of the pre-existing restaurant building.

Conditions of the grant agreement included that the restaurant provide breakfast, lunch, and dinner services and provide hiring preferences to Groveland residents.

676 West Broad Street – Façade Grant

In July 2021, the CRA Board approved \$20,000 as a Façade Matching Grant to facilitate the complete exterior remodeling of the building at 676 West Broad Street. The improvements planned include replacements or enhancements to the windows, doors, fascia, soffit, stucco, signage, painting, and landscaping. This building is near the renovated Lake David Park. The work has not yet been initiated.



676 West Broad Street-Inactive Project Site

Studies – Initiated and Completed

CRA Retail Market Study



The Groveland Community Redevelopment Agency commissioned the preparation of a market analysis for the City of Groveland to address (1) the existing real estate and demographic conditions, (2) the future real estate demand and opportunities, and (3) the opportunity and strategies that may influence growth and development. In the October 2020 CRA Board meeting, the results of the market analysis' results were discussed by the Board to guide the planning activities and efforts regarding potential opportunity sites in FY 20/21.

Three main opportunities were identified (in order of development importance) for downtown Groveland:

- (1) Multi-family residential,
- (2) Retail development, and
- (3) Office use development.



Engineering Study

The Groveland Community Redevelopment Agency commissioned the preparation of an engineering study addressing electric utilities within the CRA, particularly along Broad Street. The study identified the need for improved electrical services and electricity hook-ups retrofits are needed to resolve the electrical supply issues experienced by businesses located on Broad Street.

Traffic Study: State Road 50 Realignment

The Groveland Community Redevelopment Agency commissioned the preparation of a traffic study regarding the present conditions and alternative futures in the SR 50 area. The report found that the rate of traffic growth was higher than previously forecasted for the traffic study area around downtown Groveland. The heavy truck and traffic volume and associated conditions discourage activity and visitation to downtown Groveland, which is the heart of the CRA.



The traffic study presented to the CRA Board in January 2021 assessed the existing conditions of the roadway corridor area and the future conditions. The future conditions were analyzed anticipating the deferral of the project, a partial western realignment, or a full realignment. ***The study of the future impacts and efforts to expedite the realignment project's initiation represent the implementation of Action Point #2, Infrastructure Improvements (support activity in Downtown).***

Streetscape Improvement Work Initiated:

Broad Street

In the previous reporting year, the City of Groveland Community Redevelopment Agency had prepared preliminary streetscape designs for the downtown area to include streetscaping, hardscaping, “dark-sky” streetlighting, and landscaping improvements, as well as the replacements of trees. The Streetscape improvement included 18 new streetlights, the first new streetlights installed in the City in over 15 years. This streetscape project was the first in a series of planned streetscape projects that will seek to reinforce connections throughout the downtown and CRA and also establish a visual theme and sense of place. Bids for the project were

solicited for and received during the same reporting year.



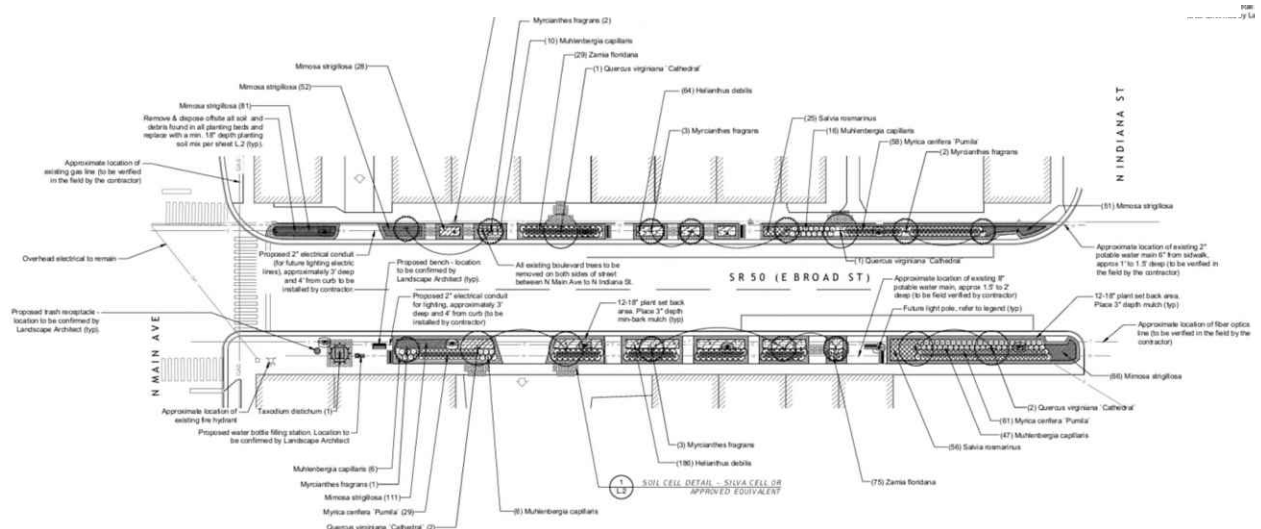
Existing Streetscape along Broad Street

The Groveland Community Redevelopment Agency commissioned the planning and design of the Broad Street Streetscape Project at \$260,000.

The Broad Street improvements represent an implementation action of CRA Action Plan Point #4, Reinforce Connections, which includes streetscaping activities.



Existing Streetscape along Broad Street



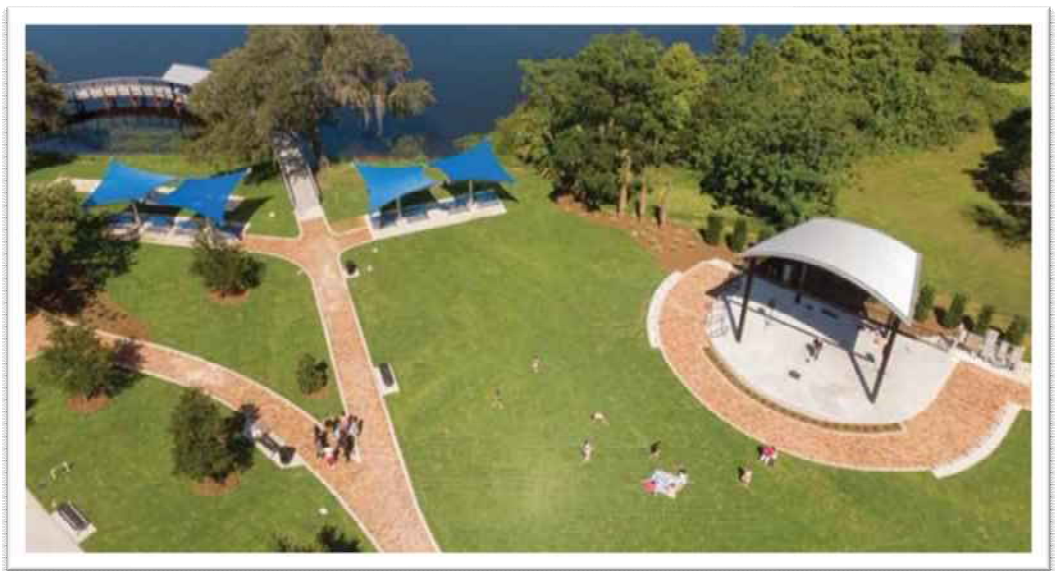
Broad Street Streetscape Final Design (CPWG)

2021 Roy F. Kenzie Award: Lake David Park Renovation Project

The Roy F. Kenzie Award is administered by the Florida Redevelopment Association to highlight projects from redevelopment agencies that demonstrate innovation and serve as a positive model other Florida communities may draw inspiration from. The Lake David Park Renovation Makeover won the Kenzie award for the category, *Capital Projects/Infrastructure – Small Community*.



Groveland CRA Governing Board accepting Kenzie award from Florida Redevelopment Association President, Ms. Toni Shamplain



Aerial view of Lake David Park improvements

Redevelopment Planning Community Engagement Efforts

The Groveland CRA Board engaged the public in initiatives to identify and gain consensus for community priorities. ***Including the public in community planning efforts represents a general overarching approach to refining the activities and facilitating the implementation of the CRA Plan's Four Point Action Plan.***

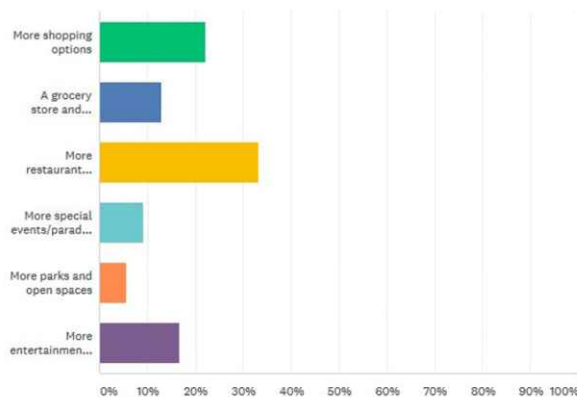


Recap of the September 2020 CRA Plan Workshop

The CRA Plan Update workshop was held at the end of the previous reporting year on September 17th, 2020. The workshop was offered in a hybrid format with simultaneous presentation in person and virtually (Zoom). The results of the public

What, if anything, would encourage you to visit the Redevelopment Area more often?

Answered: 54 Skipped: 0



input at the workshop were presented to the CRA Board in FY 20/21.

Public input from the workshop identified areas in the CRA people visited often, places people avoided, perceived challenges for the CRA businesses and

neighborhoods, and the amenities the public would like to have in the CRA. Many of the challenges identified were related to the roadway and trail facilities that made walking, cycling, and driving difficult and dangerous.

Community Enhancements identified by Workshop participants includes the expansion of restaurant and entertainment options, bicycle and pedestrian infrastructure, community gathering spaces, and improved parking areas.



Opportunity Sites – Appraisals and Analysis

In October 2020, the CRA Board was presented with the appraisals of four (4) potential opportunity sites with the City of Groveland that may be used to address community development needs. The appraisal was authorized in the previous reporting year. The four (4) parcel sites are as follows:

1. S/s West Orange Street, 60 feet east of Georgia Avenue (.48 acres) - \$150,000
2. The SEC of West Orange Street & Georgia Avenue (.31 acres) - \$230,000
3. The SWC of West Orange Street & Georgia Avenue (1.82 acres) - \$830,000 (excludes appraisal of non-real estate modular structure on site)
4. The western terminus of Georgia Avenue, one half mile west of West Orange Street (12.21 acres) - \$560,000

The appraised sites are primarily comprised of the old Police and Public Safety Complex. After the appraisal was completed, the CRA Board commissioned an in-depth analysis of the sites. The potential development analysis was conducted to consider the effects of the City's updated



USE	STORIES	SF	UNITS	REQUIRED PARKING	PARKING PROVIDED
Hotel	4	60,000	100	15/Unit= 120	On Street= 52
Commercial	1	9,500		5/1,000 SF= 48	Surface= 117
TOTAL		69,500	100	168	169

Former Public Safety Site Development Scenario

zoning codes on future development and address developer priorities as the CRA prepares to market the opportunity sites.

The CRA also evaluated potential development scenarios of additional Opportunity Sites including Cortese Corners, the Carabao site, and City Hall site.

The appraisal and analysis of the sites represents the implementation of the CRA Plan Action Point #1, Activate Opportunity Sites (attract development).



USE	STORIES	SF	UNITS	REQUIRED PARKING	PARKING PROVIDED
Multi-Family Apartments	5-6		486	1.5/Unit= 729	Deck= 688 On Street= 125 Surface= 78
Commercial	1	20,000		5/10,000 SF= 100	
TOTAL		20,000	486	829	891

Residential Density 486 Units/6.78 AC= 71.7 DU/AC

Cortese Corners Opportunity Site Development Scenario

Financial Statements

The Community Redevelopment Agency utilizes a tax-increment funding mechanism to fund infrastructure improvements and redevelopment programming within the Community Redevelopment Area. The incremental increase in ad-valorem tax revenue associated with any increases the property values within the CRA over the base-year (2002) taxable values is called the “increment” and is deposited into the Community Redevelopment Agency’s Tax-Increment Trust Fund. The tax-increment is collected annually and funds from the Tax-Increment Trust Fund may only be used for projects and programming that have been identified by the Community Redevelopment Agency and memorialized in the adopted Community Redevelopment Plan.

The following Financial Statements for the period ending September 30, 2020, present the Statement of Net Position and Statement of Activities for the Groveland Community Redevelopment Agency. *Please note, the audited Financial Statements for the period ending September 20, 2021 were not available at the time of publishing this Report. In accordance with Chapter 163.371, Florida Statutes, the City will provide the audited Financial Statements for the period ending September 20, 2021 to the Community Redevelopment Agency within 45 days of completion.* A full copy of the Groveland Community Redevelopment Agency’s audited financial statements are available at the Community Redevelopment Agency’s webpage <https://groveland-fl.gov/191/Groveland-Community-Redevelopment-Agency>.

The base year value of the CRA, before expansion, was \$31,906,955. The current year (2021) taxable value and increment are \$104,767,206 and \$72,860,251 respectively. The previous year’s year (2020) taxable value and increment value are \$96,339,998 and \$64,433,043 respectively. Please note the base year and increment values do not reflect the expanded CRA boundaries. The expanded CRA boundaries will be reflected in next years Annual Report.

	Statement of Net Position	
	Governmental Activities	
	2020	2019
Assets:		
Cash and cash equivalents	\$ 426,897	\$ 575,708
Due from other governments	37,585	-
Prepaid items	-	172,433
Total assets	464,482	748,141
Liabilities:		
Accounts payable	37,091	91,948
Accrued payroll and related liabilities	1,913	4,696
Due to other funds	28,516	-
Total liabilities	67,520	96,644
Net Position:		
Restricted for:		
Community Development	396,962	651,497
	<u>\$ 396,962</u>	<u>\$ 651,497</u>

Source: City of Groveland Community Redevelopment Agency, Financial Statements, Independent Auditors Report, Year Ended September 30, 2020, Carr, Riggs & Ingram, CPAs and Advisors, June 30, 2021.

All of the Agency's net position reflects cash restricted for the purposes of fulfilling the Agency's Plan. With the addition of prepaid items, this held true in the prior year. This restriction is internal and external, as it is a requirement of Florida State Statutes, as well as enacted by a specific resolution of the Board. The restricted net position decreased by \$254,535 in Fiscal Year 2020.

	Statement of Activities	
	Governmental Activities	
	2020	2019
Revenues:		
Program revenues		
Operating grants & contributions	59,535	-
General Revenues:		
Property taxes	602,860	535,331
Miscellaneous	57,400	55,900
Total revenues	719,795	591,231
Expenses:		
Community development	1,049,877	740,581
Total expenses	1,049,877	740,581
Increase (decrease) in net position before transfers	(330,082)	(149,350)
Transfers	75,547	-
Decrease in net position	(254,535)	(149,350)
Net position, October 1	651,497	800,847
Net position, September 30	396,962	651,497

Source: City of Groveland Community Redevelopment Agency, Financial Statements, Independent Auditors Report, Year Ended September 30, 2020, Carr, Riggs & Ingram, CPAs and Advisors, June 30, 2021.

Governmental activities. Total revenues, including transfers, increased the Agency's net position by \$795,342, compared to \$591,231 in the prior year. Revenues and transfers increased by 35% percent or \$204,111 with the largest increases related to \$59,535 in Community Development Block Grant (CDBG) funding for housing

rehabilitation and transfers in from other funds of \$75,547. Property taxes and transferred tax incremental revenues increased \$67,529.

Total expenditures decreased the Agency's net position by \$1,049,877. Expenditures increased compared to 2019 by \$309,296, with the largest increases related to capital improvements, an increase of \$279,416.

Community Redevelopment Agency Contact Information

For additional information about the Groveland Community Redevelopment Agency please contact the registered agent for the Community Redevelopment Agency, Groveland CRA Manager, Mr. Dan Murphy.

DAN MURPHY

CRA Manager/Economic Development Manager

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City of Groveland

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Groveland FL 34736

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Web: www.groveland-fl.gov

City of Groveland CRA Staff

City Manager, Michael Hein

CRA Manager, Dan Murphy

City Clerk, Virginia “Ginny” Wright

City Attorney, Anita Geraci-Carver

CRA Administrative Support (Recording Secretary), Ciara Bender

Sergeant at Arms, Chief Shawn Ramsey

CRA Coordinator, John M. Jones (S&ME)

2021 CRA Meeting Schedule

During the 10/1/20 to 9/31/21 reporting period the Groveland Community Redevelopment Agency held meetings at 6:00 PM or 6:30 PM at the E. L. Puryear Building located at 243 S. Lake Avenue, Groveland, FL 34736. The meetings were held in person and simultaneously streamed online using Zoom as authorized by State of Florida Governor's Executive Order 2020-69. The meetings were held on the following dates and times:

- **10/20/2020 (6:00 PM)**
- **12/07/2020 (6:00 PM)**
- **01/25/2021 (6:00 PM)**
- **03/08/2021 (6:00 PM)***
- **03/22/2021 (6:00 PM)**
- **05/24/2021 (6:00 PM)**
- **07/26/2021 (6:00 PM)**
- **08/23/2021 (6:00 PM)**
- **09/07/2021 (6:00 PM)**
- **09/22/2021 (6:00 PM)**

*Special Meeting